

# **BOROUGH OF WATCHUNG**

**BOARD OF ADJUSTMENT**

**DANIEL CRONHEIM, CHAIRMAN**



## **BOROUGH OF WATCHUNG**

### **BOARD OF ADJUSTMENT**

**Regular Meeting**

**July 12, 2018**

### **OFFICIAL MINUTES**

**ADOPTED AUGUST 9, 2018**

Chairman Cronheim called the Regular Meeting to order at 7:52 p.m. Board members present were Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Kita, Mr. Panzarella, and Mr. Lauerman. Also present were Steven Warner, Esq., Board Attorney, David Stires, P.E., Board Engineer, Ed Bennett, Zoning Official and Theresa Snyder, Board Clerk. There were 13 members from the public present.

Chairman Cronheim read the statement indicating the meeting was being conducted according to the Sunshine Law, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. He then led the flag salute to the American flag, and the Board members identified themselves for the record.

### **APPROVAL OF MINUTES**

On motion by Mr. Dallas, seconded by Ms. Fechtner, the minutes for the June 14, 2018, Regular Meeting were accepted and carried on voice votes.

### **RESOLUTION**

Resolution BA-R8

Case No. BA 18-05; Biviano

50 Century Lane

Block 4301 Lot 2.02

Approved 6/14/18

On motion by Ms. Fechtner, seconded by Chairman Cronheim, the Board adopted the Resolution based on the following roll call vote:

Roll Call:	Ayes:	Ms. Fechtner, Mr. Dallas, and Chairman Cronheim
	Nays:	
	Not Eligible:	Mr. Hunsinger, Mr. Kita, Mr. Panzarella and Mr. Lauerma
	Abstain:	
	Absent:	Mr. Brown and Mr. Bell

#### **APPLICATION**

Case No.: BA 18-07; Branco  
77 Oakridge Lane  
Block: 4405 Lot: 5

Mr. Warner, Esq. swore in the Board professionals along with Mr. and Mrs. Michael Branco of 77 Oakridge Lane, and their architect Ms. Ana Sousa, RA, 305 East 4<sup>th</sup> Avenue. Ms. Sousa, RA, gave her credentials and was accepted by the Board.

Ms. Sousa, summarized for the Board that the owners were proposing a single story addition and interior alteration to single family dwelling. She said the applicant was seeking a variance from Section 28-404D to permit a single story addition to the existing dwelling in the front yard with a setback of 26.4' where 50' is required. The applicant was proposing an exterior deck and a two car garage.

Mr. Bennett did not require a variance for the proposed 728 SF garage because it was in the principal building envelope.

Ms. Sousa presented EXHIBIT A-1-Colored Pictures of the Property. She did not have a topographical survey of the property. She did agree to a condition of stormwater management based on the township engineer.

On question by Mr. Warner, Esq., Ms. Sousa agreed that they would stipulate to any other permits necessary. There would not be a second story added to the garage and the garage would not include potential livable space.

The meeting was open to the public.

Mr. Warner, Esq. swore in Mr. Bill Emmanuel and Mrs. Phyllis Emmanuel of 97 Will Lane. They asked Ms. Sousa to explain what was being proposed. Ms. Sousa showed them on her plans the changes that would be made to the property. Mr. Emmanuel explained that his property never needed sub pumps, but he now has three. His

concern was whether this project would affect the water coming to his property. After seeing the location of the addition in regards to the location of his property, both Mr. and Mrs. Emmanuel did not object to the application.

With there being no other questions from the public, the public portion of the meeting was closed.

On motion by Ms. Fechtner, seconded by Mr. Lauerman, the Board voted to grant the variance with conditions based on the following roll call vote:

Roll Call:	Ayes:	Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Kita, Mr. Panzarella, Mr. Lauerman and Chairman Cronheim
	Nays:	
	Not Eligible:	
	Abstain:	
	Absent:	Mr. Brown and Mr. Bell

#### **REQUEST**

On motion by Mr. Lauerman, seconded by Chairman Cronheim, the Board unanimously voted to grant Cupa Cabana Espresso & Coffee, 60 Sterling Road, permission from the Board to display temporary signs for a thirty day period while the owner pursues permits for permanent signage. The Board granted permission for two 15 ft. feather signs in front of the door and four lawn signs street side.

#### **EXECUTIVE SESSION**

On motion by Chairman Cronheim, seconded by Mr. Hunsinger, the Board unanimously voted to enter Executive Session at 8:27 pm.

At 8:54 pm, on motion by Chairman Cronheim, seconded by Ms. Fechtner, the Board voted to close the close session, reconvene the open session and carry Case No.: BA 18-01; Widerness Trails (RETS Partners, LLC), 833 Mountain Blvd., Block: 201 Lot: 17, without further notice to the August 9<sup>th</sup> meeting with an extension period through the end of September due to vacations.

#### **ADJOURN**

On motion by Mr. Dallas, seconded by Mr. Hunsinger, the Board unanimously voted to adjourn the meeting at 9:07 p.m.

Respectfully Submitted,

*Theresa Snyder*

Theresa Snyder  
Board Clerk